

Anson Grove
Auckley
DN9 3QN
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Pool Drive, Doncaster

£369,950

3Keys Property are delighted to present to the open sales market, this well presented 3 bedroom detached bungalow in Bessacarr, Doncaster. Situated on a quiet cul de sac, this property is ready to move into. Briefly comprising of: entrance hallway, lounge, kitchen, dining room, conservatory, principle bedroom with en suite and 2 further bedrooms, family bathroom and double garage. The rear garden is low maintenance with artificial grass and the property sits on a substantial plot. A short drive from the Great Yorkshire Way with access to the M18/A1 motorway networks. Offered with NO ONWARD CHAIN and viewings are available by calling 01302 867888.

- **DETACHED BUNGALOW**
- **PRINCIPAL BEDROOM WITH ENSUITE**
- **DOUBLE GARAGE WITH PARKING FOR 2 CARS**
- **3 RECEPTION ROOMS**
- **POPULAR BESSACARR**

- **3 BEDROOMS**
- **LOW MAINTENANCE REAR GARDEN**
- **MODERN KITCHEN**
- **WELL PRESENTED THROUGHOUT**
- **NO ONWARD CHAIN**

PROPERTY DESCRIPTION

Perfectly positioned within a cul de sac, this well presented detached bungalow is ready to move into. A side entrance leads into a welcoming hallway which offers access to the lounge, kitchen, bedrooms and bathroom to this spacious bungalow. There are 2 storage cupboards and finished with carpet, spot lighting and central heating radiators.

Through glass oak double doors is a spacious lounge with feature fireplace and sliding doors onto the garden. Finished with carpet, 2 single pendant light fittings and central heating radiators. There is another set of glass oak double doors leading into the dining room which offers access into the conservatory and opening into the kitchen. Finished with wood effect flooring, single pendant light fitting and central heating radiator. The conservatory offers views over the large garden and has French doors to one side. The conservatory benefits from an air conditioning/heating unit so the room can be enjoyed all year round. Finished with a ceiling fan with light and wood effect flooring. A modern kitchen with a mix of wall and base units and contrasting work surface benefits from integral appliances to include, oven, microwave, hob, extractor fan, dishwasher and fridge. There is a breakfast bar area and a side access door and window. Finished with spot lighting, LVT flooring and central heating radiator. The living space is perfectly positioned at the back of the property with access onto the low maintenance garden. There is an internal hallway into the double garage which offers plumbing for a washing machine, electric and a rear access door and window. There are 2 up and over garage doors.

Towards the front of the property are the 3 bedrooms and family bathroom. The principle bedroom with front facing window finished with carpet, single pendant light fitting and central heating radiator. The partially tiled en suite with W/C, hand basin with draw below and shower. The shower benefits from an Aqualisa star/stop button. Finished with tiled flooring, spot lighting and chrome towel radiator. Bedroom 2 is front facing finished with carpet, ceiling fan with light and central heating radiator. Bedroom 3 with side aspect window, finished with carpet, single pendant light fitting and central heating radiator. A partially tiled family bathroom with large bathtub, hand basin vanity unit with brows beneath and a shelf and W/C. Finished with tiled flooring, spot lighting, obscure glass side aspect window, shaving point and a chrome towel radiator. There is a large airing cupboard offering plenty of space for bed linen and towels.

EXTERNAL

The bungalow is situated on a spacious plot with access to the rear from both sides of the property. To the front there is a lawn area with mature shrubs and trees, a blocked paved driveway for 2 cars and a blocked paved pathway which leads all the way around the bungalow. The rear garden is a real show stopper with a patio area laid with Indian Stone and artificial grass making it a low maintenance area to enjoy. Gates to either side of the property make the rear garden secure.

Bessacarr is a highly sought after location, off Warning Tongue Lane and the development is quiet and peaceful whilst offering super access to local schools, motorway and local transport links. For further details, please contact 3Keys Property 01302 867888.

HALLWAY

LOUNGE

5.44m x 3.76m (17' 10" x 12' 4")



DINING ROOM

3.65m x 2.88m (12' 0" x 9' 5")

CONSERVATORY

3.50m x 3.50m (11' 6" x 11' 6")

KITCHEN

3.96m x 2.92m (13' 0" x 9' 7")

PRINCIPLE BEDROOM

3.96m x 3.27m (13' 0" x 10' 9")

BEDROOM 2

2.78m x 3.20m (9' 1" x 10' 6") REDUCING TO 3.64m x 3.20m (11' 11" x 10' 6")

BEDROOM 3

2.81m x 2.53m (9' 3" x 8' 4")

DOUBLE GARAGE

5.25m x 5.82m (17' 3" x 19' 1")

PROPERTY DISCLAIMER

Council Tax Band – D
EPC rating – TBC
Tenure – Freehold
Boiler - Conventional - located in the kitchen and tank in the bathroom
Loft - Partially boarded with ladder and light
Garage - lighting and power. Plumbing for washing machine
Security - house alarm

DISCLAIMER

Whilst every care has been taken in the preparation of this leaflet, if there are any points upon which you are relying, please confirm them with the vendor before viewing or especially before making an offer. We cannot guarantee that the information is correct and if any items are important to you, you must ask us to produce the evidence you require before viewing or making an offer, and especially ask your solicitor to make these checks before exchanging contracts. Please also remember that measurements may have been taken using an electronic tape measure. They, like any distances mentioned are for guidance only and should under no circumstances be relied upon. Please note that none of the services or appliances connected to or fitted within this property have been tested, and purchasers are advised to make their own checks where necessary. No guarantee can be given that they are in working order. We have not check rights of way, footpaths, covenants, easements, wayleaves, nor existing or proposed planning permissions or building regulations concerning this property or the surrounding area. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included in the sale.

Offer Procedure

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